

October 17, 1974.

Mr. Willard Bleyer
Chesapeake Landing, Inc.
125 East 23rd St.
New York, N.Y. 10010

Dear Mr. Bleyer:

I had a long talk to Mr. Rollison McGinnis of the Kent County Health Department concerning the percolation in Chesapeake Landing. Mr. McGinnis has been around here for a long time as chief sanitarian. He is very capable and very fair.

When the initial tests were made for subdivision approval, the regulations required one per acre. Holes were dug and water poured in. If the water level dropped a certain amount in a given length of time, the test was approved. The Health Department then gave its approval for land use, subject to individual lot tests. Approval for a new subdivision today requires a test hole for each building lot, and the tests have to be made at the time of the year when percolation is the worst. Also, the soil itself is examined in addition to the old water test.

McGinnis told me that tests made on individual lots in an existing subdivision are approved in borderline cases. He has a number of holes tested on a lot when the initial hole fails to meet standards. I do not believe that re-testing the lots turned down by the Health Department will do any good. It apparently does a pretty thorough job of testing before turning any lot down.

I also discussed the feasibility of additional testing in Chesapeake Landing in order to isolate problem areas. Apparently this area of the county has one of the most variable soils in the county. It is possible to get an acceptable test at one point and a bad one 100' away. It was Mr. McGinnis's opinion, and I concur, that it would be a waste of time and money for you to do any general additional testing.

I am enclosing copies of the plats that I gave to Mr. Cook-erly dealing with Mill Creek. He said that he would contact you.

Sincerely yours,

ERNEST S. COOKERLY
FLOYD L. PARKS

LAW OFFICES OF
ERNEST S. COOKERLY
CHESTERTOWN, MARYLAND 21620

TELEPHONE
778-2112

April 10, 1975

Mr. William R. Nuttle
Chestertown, Maryland 21620

Dear Bill:

I am enclosing herewith a map of Chesapeake Landing which reflects the depths you ran on the channel for Willard Bleyer.

On this plat, you show an area as a former lake. We would like to have the plat without indicating the "former lake". The reason being that it was not intended to be a lake according to Bleyer but a spoil area, that is the intent of the dam was to hold spoil not to create a lake.

Sincerely yours,



Ernest S. Cookerly

ESC/nlj
Encls.

Chesapeake Landing, Inc.

SUITE 503
125 EAST 23RD STREET
NEW YORK, N. Y. 10010
TELEPHONE: (212) 777-6330

October 7, 1974

Mr. William R. Nuttle
Chestertown, Maryland 21620


Dear Mr. Nuttle:

In accordance with our conversation, I am enclosing correspondence from James E. Kelly, who represents Mr. and Mrs. George I. Dietz, owners of Lots 243-244, Map 2, Millbrook Section.

As I explained to you on the phone, the report of the Kent County Sanitarian seems conclusive. Nevertheless, I want you to make a personal investigation of the situation because it is so unusual to find a plot at Chesapeake Landing where there is inadequate percolation.

I hope to hear from you as soon as possible so that we can reply more fully to Mr. Kelly.

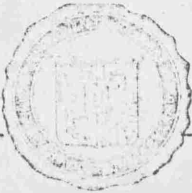
Sincerely yours,



Willard Bleyer
Vice President

WB:b

cc: Mr. Kelly.



COUNTY OF KENT

KENT COUNTY HEALTH DEPARTMENT

John A. Grant, M.D., M.P.H., Deputy State Health Officer & County Health Officer
Chestertown, Maryland 21620 • Phones: 778-2535, 778-2787



STATE OF MARYLAND

August 19, 1974

Mrs. Helene W. Hughes
Jean Road
Stevensville, Md.

Dear Mrs. Hughes:

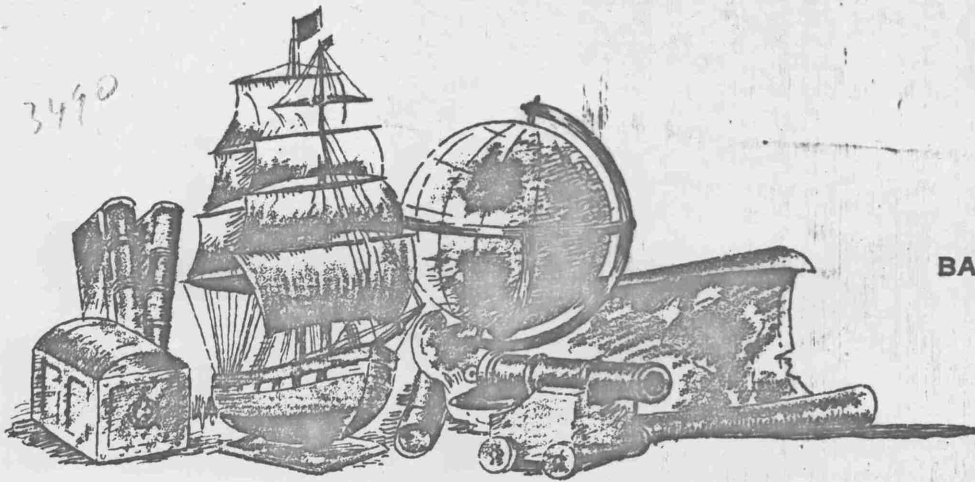
This is to certify that a percolation test was attempted for you as agent on Lots #243 and 244, Millbrook Section #2, Chesapeake Landing, Chestertown, Maryland. No test was possible as there was no porous soil from the surface to a depth of 8 ft. Ground water was encountered from 8 to 9 ft. No percolation test can be performed in ground water.

The information which we have at hand indicates that an onsite sewage disposal system cannot be installed on this property.

It is our understanding that you are acting agent for Mr. & Mrs. George Dietz, owners of the above lots # 243 & 244, and we hope that you will pass along this information to them as we do not have their address.

Very truly yours,

L. R. McGinnis, Chief Sanitarian



JAMES E. KELLY
2100 BELAIR ROAD
BALTIMORE, MARYLAND 21213

September 27, 1974

Mr. Willard Bleyer
Chesapeake Landing, Inc.
Suite 503
125 East 23rd Street
New York, New York 10010

RE: Mr. & Mrs. George I. Dietz
Lots 243 & 244, Map 2
Millbrook Section, Chesapeake Landing

Dear Mr. Bleyer:

Summer activities and vacations have interfered with my normal routine but I am now able to again pursue the matter of the above captioned lots.

I will begin by submitting the enclosed Photostatic copy of the report from the Kent County Health Department to Mrs. Helene W. Hughes, who at that time was interested in handling the sale of the property to an interested prospect. This, I believe, is the information which you requested in your letter to me on July 12, 1974. While I have no information, at this time, as to how many test holes were attempted, it would seem from the report that the results were conclusive.

I will mail a copy of this letter, less the percolation test report, to Mr. Cookerly, so that he will be informed.

Yours very truly,

J. E. Kelly
James E. Kelly

JEK/cc
enclosure (1)
copy to -
Mr. Ernest S. Cookerly, Atty.
Chestertown, Maryland 21620

July 12th, 1974

Mr. James E. Kelly
2100 Belair Road
Baltimore, Maryland 21213

Dear Mr. Kelly:

We have your letter of the 11th written in behalf of your daughter and son-in-law, Mr. and Mrs. George Dietz who have received and recorded their deed covering lots 243 and 244, Map 2, Millbrook Section of Chesapeake Landing.

We note the percolation test they arranged for failed to meet the requirements of the Kent County authorities. It would surprise us if there was not suitable drainage for a septic tank somewhere on their lots. Before we explore the alternatives, we would like to have a letter from their contractor pointing out the number of holes dug, the location of the holes and the results. We would submit the report to our engineer for his suggestions.

Very truly yours,

CHESAPEAKE LANDING, INC.

By:

WB:rd
CC: Ernest S. Cookerly, Esq.
Chestertown
Maryland 21620

LAW OFFICES OF

ERNEST S. COOKERLY

CHESTERTOWN, MARYLAND 21620

ERNEST S. COOKERLY
FLOYD L. PARKS

TELEPHONE
778-2112

July 12, 1974

Mr. Willard Bleyer
Chesapeake Landing, Inc.
Suite 503
125 East 23rd Street
New York, New York 10010

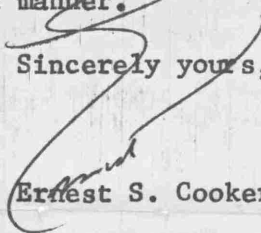
Re: Lots 243 and 244, Map 2,
Millbrook

Dear Willard:

I have received a copy of a letter from an agent of George A. Dietz in which he states that they were unable to get percolation on lots 243 and 244. I am calling this to your attention because, to my knowledge, it is the first time that this has occurred in this area. I also believe that Mr. and Mrs. Dietz will be contacting you and presumably will forward to you the report of the Health Department on the test that was made.

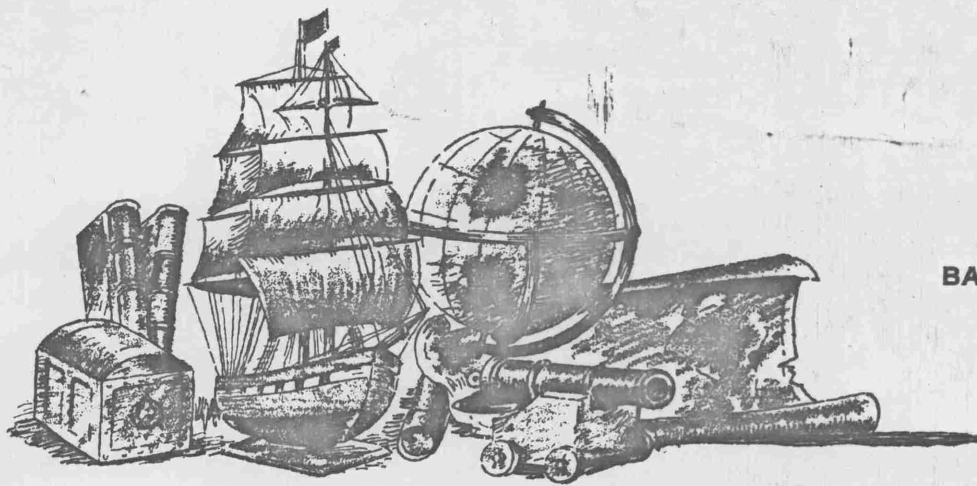
I feel sure that the Company will do whatever they can to check the precolation, or make whatever adjustments may be necessary with Mr. and Mrs. Dietz in its usual expedient manner.

Sincerely yours,


Ernest S. Cookerly

ESC/gm

✓ cc: Mr. George A. Dietz



JAMES E. KELLY
2100 BELAIR ROAD
BALTIMORE, MARYLAND 21213

July 11, 1974

Chesapeake Landing, Inc.
125 East 23rd Street, Suite 503
New York, N. Y. 10010

Gentlemen:

I am writing on behalf of my daughter and son-in-law, Mr. and Mrs. George and Patricia Dietz of the above address, to whom, on December 18, 1973, you mailed the deed to Lots Nos. 243 and 244, Map 2, Millbrook Section of Chesapeake Landing, Kent County, Maryland.

This deed was recorded in the Circuit Court at Chestertown, Maryland on May 29, 1974.

With the opportunity to dispose of the property for the amount they had invested in it, Mr. and Mrs. Dietz arranged for a percolation test to be made. On June 21, 1974 the test was performed and the lots failed to meet the requirements of the Kent County authorities.

I have informed your representative, Mr. Ernest S. Cookerly, Atty. of Chestertown, Maryland of the results of the test and he has suggested that I get in touch with your office.

I await your advice in this matter of great importance as the amount of money involved here is of no little consequence to this young couple.

Yours very truly,

J. E. Kelly
James E. Kelly

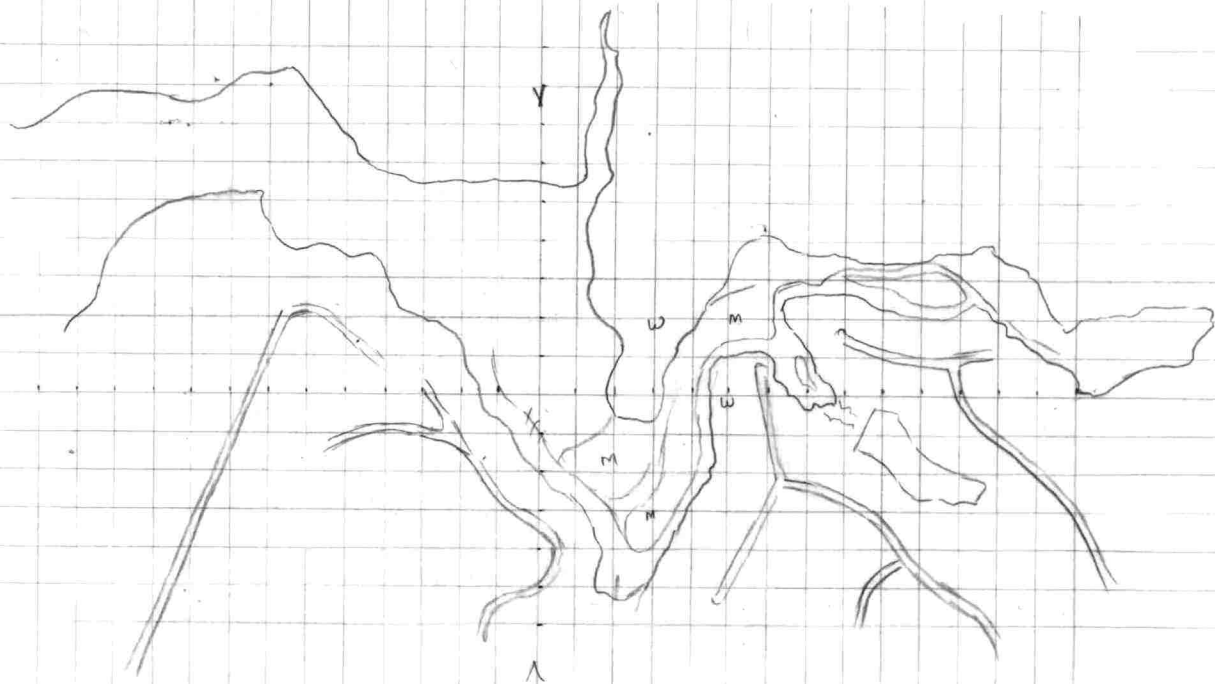
cc
copy to -
Mr. Ernest S. Cookerly, Atty.
Chestertown, Maryland 21620

Coordinates

✓ 32	19580	17884	} Canvasback Rd.
✓ 29	19476	18655	
✓ 128	19444	17431	} Mallard Point Rd.
✓ 131	18302	17155	
✓ 29	18415	15145	} Clarissa Rd.
44	18066	15802	

19700
18066
1700

18655
15000
3655



24029-272-48L

June 3, 1975.

Mr. Willard Bleyer
Chesapeake Landing, Inc.
125 East 23rd St.
New York, N.Y. 10010

Dear Mr. Bleyer:

I met with Mr. Anderson of the Kent County Health Dept. yesterday, and we inspected the well at the clubhouse at Chesapeake Landing.

The well is an old dug well, lined with brick. Mr. Anderson pointed out water seeping through the brick at about five feet below ground level. He said that this was obviously the source of pollution of the well. He explained that wells must be water-tight to a depth of ten feet; below that the water is generally sterile.

There seem to be two alternatives to correcting the situation. A new casing may be installed in the existing well or an entirely new well can be drilled. It would be necessary to get some advice from someone in the business before deciding which is the more economical.

Mr Anderson requested that signs be posted at the clubhouse and the marina warning that the water was not to be used for drinking. I will pass on the word to the civic association.

If there is anything else that I can do for you concerning this matter, please let me know.

Sincerely yours,

Chesapeake Landing, Inc.

SUITE 503
125 EAST 23RD STREET
NEW YORK, N. Y. 10010
TELEPHONE: (212) 777-6330

May 16th, 1975

Mr. William R. Nuttle
W. R. Nuttle, Inc.
Chestertown, Maryland 21620

Re: Chesapeake Landing

Dear Mr. Nuttle:

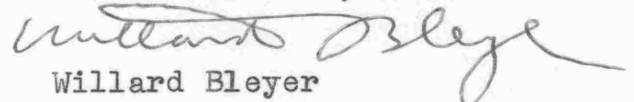
In reference to our telephone conversation today, I am enclosing the following copies:

1. Report of test of water from Club House and Bacteriological Water Report of Kent County Health Department.
2. Our letter of May 5th to Mr. Jack Anderson, Sanitarian and his reply dated May 12th, 1975.

Will you please meet with Mr. Anderson in regard to this matter and let us know if you find the cause of the pollution.

Sincerely yours,

CHESAPEAKE LANDING, INC.


Willard Bleyer

WB:rd
encls.

Bleyer - contact Anderson
about Health Dept.

Bleyer called May 16 -
asked me to represent
Smadbeck in meeting
with Anderson of Health
Dept. about bacteria
count in Club House
section of Ches. Land. -
will send information



COUNTY OF KENT

KENT COUNTY HEALTH DEPARTMENT

John A. Grant, M.D., M.P.H., Deputy State & County Health Officer
Chestertown, Maryland 21620 • Phone: 778-1350



STATE OF MARYLAND

12 May 75

Mr. Willard Bleyer,
Vice President
Chesapeake Landing, Inc.
Suite 503
125 East 23rd, Street
New York, N.Y. 10010

Dear Mr. Bleyer:

In response to your letter of 5 May 75, I do not have sufficient information to answer your question.

Shortly after the latest well sampling at Chesapeake Landing, a representative talked with me. No further action ensued.

If you wish, I will be happy to meet with your representative on site to examine the well. Possibly we may identify cause factors. I will await your contact.

Very truly yours,


John Anderson,
Sanitarian

JA/ph

May 5, 1975

Mr. Jack Anderson, Sanitarian
Kent County Health Department
Chestertown, Maryland

Dear Mr. Anderson:

We received today your report of the water sampling taken from the Clubhouse at Chesapeake Landing.

You found a similar condition on April 16, a year ago. The contamination apparently came from the fact that there was an opening in the top of the well.

It will be helpful to us, since we have nobody working on the property, if you could tell me if this might be the cause of the contamination, or if not, what other condition might be the source.

Sincerely yours,

CHESAPEAKE LANDING, INC.

Willard Bleyer
Vice President

WB:rs

RECEIVED MAY 5 1975

KENT COUNTY HEALTH DEPARTMENT
CHESTERTOWN, MARYLAND

Dear Sir:

The report of the test on the sample of water taken from your property at Chesapeake Landing Club Home on 4/15/75 indicates that organisms of the coliform group (were, ~~were not~~) present in the sample; therefore, the water is considered bacteriologically (~~safe~~, unsafe) for drinking purposes at the time of sampling.

Jack Anderson
Sanitarian

Standard water samples for bacteriological examination consist of five 10 milliliter portions, one 1.0 and one 0.1 ml. portions.

Coliform group of organisms includes bacteria originating in the intestinal tract of warm-blooded animals, including man. The presence of these bacteria in any of the portions examined indicates that the water at the time of sampling was contaminated. The greater the number of positive portions, the more contaminated the water. If more than 10 per cent of all the 10 ml. portions examined is positive, accepted drinking water standards are not met.

The presence of E. coli (Escherichia coli), which is a normal inhabitant of the intestine of man and all vertebrates, indicates sewage pollution.

Address all inquiries to Kent County Health Department.

STATE OF MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
Laboratories and Research Administration
316 E. 2nd Street, Baltimore, Maryland 21218

BACTERIOLOGICAL WATER REPORT

Date & Hour: Rec'd 24 Exam. 3
Rept. 3 Bacteriologist K. H. H.

PRESUMPTIVE TEST

ml. of Sample	10	10	10	10	10	1	1
Gas, 24 hours	+	+	+	+	+		
Gas, 48 hours	+	+	+	+	+		

Legend: *using Lauryl Sulfate Trypticase broth at 35° C. incubation
+using Brilliant Green Lactose Bile broth at 35° C. incubation
+using EC broth at 44.5° C. incubation

L503 Laboratory 1-24
Bottle No. 17 Town Baltimore County 1
Source of Sample 1st St. Bridge
Public ☐ Private ☒ Treated ☐ Untreated ☒
pH 7.0 Res. Cl. Free Total 100 Iced: Yes ☐ No ☐
Collected: Date 8/15/55 Hour 11:00 Collector J. H. H.
Remarks
Lab. No. 1000000 Thiosulfate: Pres. ☐ Absent ☐ Undetermined ☒

CONFIRMED TEST

ml. of Sample	10	10	10	10	10	1	1
Coliforms	+	+	+	+	+		
Fecal Coliforms	+	+	+	+	+		

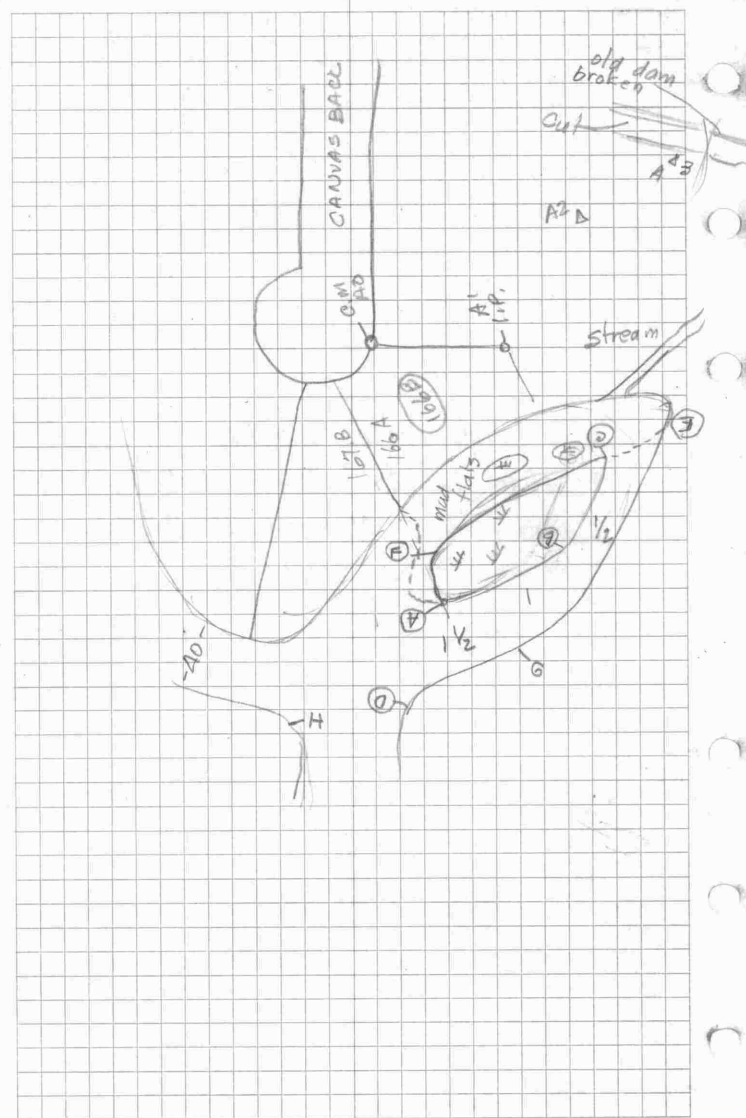
Coliforms / 100 ml. (Membrane Filter) =

DHMH 06086 (7-71)

15M

Chesapeake Landing
Location of Mill Creek between
Canvasback & Mallard Pt. Rds.

Oct. 11, 1974



A1	A0	(A)	L92°20'	230	✓
		(B)	L126°37'	180	✓
		(C)	L161°00'	125	✓
		(D)	L99°20'	312	✓
		(E)	R176°40'	196	✓
		(F)	L81°15'	194	✓
		(G)	L123°08'	304	✓
		(H)	L82°15'	348	✓
		A2	R89°05'	139	

A2	A1	A3	L166°45'	142	
A3	A2	line of front of dam	L102°30'	—	100' to break

